

का. वाही का बजा आराजो सबको पर शुद्ध वजारीय लुकाई कम 1879 ग्राम बसन्त
 आरेनांक 31.1.76 को साथ श्री अमासिंह गिरदावर न श्री जै गोपाल बटवारी
 चपरी L.A व श्री रामलेशन मारल N.T व मुरव्यार हसन पटवारी महकमा
 व चंसीरनवीर सिंह E.O (N.L) D.D.A व श्री गुलाब सिंह N.T महकमा D
 मय डलेशन र-शाफ के मौ के पर पहुँच उपराल सब व्याक्त मौ के पर उपराल
 नरवसर 33/27 व 13/3/6 व 32/1/7 व 33/1/0 कुलरकावा 1-1 सक नीधीरका
 0-2 0-2 0-11 0-6
 को के वा के लई नाजफज तामोर गिराकर का बजा होसिल मारक होवाले श्री
 मारल N महकमा 496 11/4 को निकालाया मौ के पर निशान देही उपराल नमरा
 सोर, चुकर (धा) नाजफज रंगना मार का बजा दिया गया कापेनी ही का बजा
 को डे आने चरी डे मनादी मौ के पर व आवादी ग्राम बसन्तनगर में वजरी
 मारल चपरी L.A मारडिगई का आवाज बुलन्द द्वारा के नरतर के पी
 माल के पर वजह मारसरका उपरस्थित नहीं है अतः कोस्ते अंगल दरा
 का गज माल को मारी की रुक प्रते वजरीया त हलालदार महराल
 जानी अत है

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 NT (LA)

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AWARD NO. 1879

Name of the Village:-

Basant Nagar.

Purpose of acquisition:-

Planned Development of Delhi.

Nature of acquisition:-

Permanent.

Land measuring 288 Bighas 19 Biswas of village Basant Nagar (Delhi State) was notified for acquisition under section - 4 of the Land Acquisition Act, 1894, vide Notification No. F. 15(138)/61-LSG, dated the 24th May, 1961, issued under the authority of the Chief Commissioner, Delhi for a public purpose namely for the Planned Development of Delhi. Due publicity was given to this Notification as required by law and objections received under section 5(A) were considered and rejected by the Delhi Administration, Delhi. After this a declaration under section 6 of the Land Acquisition Act (I), 1894, was issued vide Notification No. F. 15(13) LSG dated 18-11-1964 in respect of 288 bighas 19 bis detailed below. This declaration was issued under authority of the Chief Commissioner, Delhi. Notices under sections 9 and 10 of the Land Acquisition Act 1894, were issued to the persons interested in the Land Acquisition inviting claims for compensation. The claims are discussed separately in this award.

TRUE AND CORRECT AREA

The land was measured at site by the Field Officer in conjunction with a representative of the revenue department. On measurement the area found correct follows:-

Field Nos.	Area		Kind of Land
	Bigha	Biswas	
89/17/1	4	13	Bosli
91/17	0	11	"
220/102/19/1/2	1	14	"
191/156/27	5	5	"
34	8	19	
208/190/3	3	19	
21	9	3	

JOHAR 8-

: 2 :

92/17	2 - 18	Banjar Cadim
88/17/1	1 - 15	"
135/27	0 - 14	"
139/27/2 ✓	3 - 3	"
152/27	1 - 9	"
155/27	3 - 2	"
211/132/1	0 - 13	Gair Mumkin Abadi.
136/27	1 - 14	"
150/27	1 - 13	"
141/27/1	2 - 1	"
142/27/1	1 - 0	"
143/27/1	0 - 18	"
199/144/27/1	0 - 5	"
134/27	1 - 14	Gair Mumkin Gitwar.
147/27/3	1 - 17	"
145/27	1 - 14	"
146/27	0 - 6	"
151/27	1 - 16	"
210/132	0 - 17	"
211/153	0 - 7	"
212/153	0 - 15	"
192/154	0 - 15	"
193/154	1 - 3	"
90/17	0 - 19	Gair Mumkin Rasta.
114/27	0 - 5	"
149/27	1 - 0	"
140/27/1	1 - 7	"
138/27/2	0 - 7	"
13/3/6	44 - 17	GAIR MUMKIN PAHAR 36 - 17 JOHAR 8 -
32/1/7	41 - 16	Pahar
33/10	136 - 14	"
35/	2 - 5	"
Total	296 - 3	

CLASSIFICATION OF AREA

Rosli	34 - 4	Banjar Cadim
Pahar	217 - 12	Johar 8 -
Abadi	8 - 4	Gitwar 11 -

: 3 :

The increase of 7 bighas 4 biswas is due to actual measurement at site and in comparison with the revenue records.

COMPENSATION CLAIMS

The following persons have filed claims for compensation in compliance with notices under sections 9 and 10 of the Land Acquisition Act (I), 1894.

Sl. No.	Name of the Claimant.	Compensation claimed	Remarks.
1.	Capt. Sukh Mohan Singh.	Rs. 35/- per sq. yd.	The claim is exorbitant & fabulous.
2.	Naval Singh s/o Chhotu.	Rs. 20/- per sq. yd. for 139/27 Rs. 50/- per sq. yd. for 199/144. Rs. 5000/- for structures.	- do -
3.	S. Tej Pratap Singh	Rs. 40/- per sq. yd.	Evidence produce is discussed below. The claim is exorbitant and fabulous.
4.	Kanihya s/o Nathu Ram.	Rs. 8 1/2/- per sq. yd.	The claim is exorbitant and fabulous.
5.	O.W. Khem Chand. s/o Khem Chand.	Rs. 15/- per sq. yd.	do.
6.	G.S. Mansukhani.	Earnest: Rs. 2000/- which he has paid in advance to Shri O.W. Khem Chand with interest.	
7.	Smt. Somi Khem Chand. w/o O.W. Khem Chand.	Rs. 15/- per sq. yd.	The claim is exorbitant and fabulous.
8.	Chuni s/o Girwar.	Rs. 40000/- per bigha for 89/17 and Rs. 50000/- per bigha for 152/37, 211/132.	do
9.	Chanda s/o Girwar.	Rs. 40000/- per bigha	do.
10.	Umrao Singh s/o Bhagwan Sahai.	Rs. 50/- per sq. yd.	do.
11x	Lala Ram s/o Maya Ram. Ram Sarup s/o Khem Chand. Trikhya Ram s/o Ram Parshad. Rooj Chand, Devi Ram, Brahma Nand s/o Nar...	Rs. 2000/- per bigha for F. No. 13, 90/17, 114/27, 138/27, 140/27, 33, ...	do

- &
Rs. 50,000/- per bigha
for 209/190, 208/190,
146/27, 192/154.
12. Shivan s/o Hardev. Rs. 10,000/- per bigha do.
 13. Chhotu s/o Ramji. do. do.
 14. Chhotter Singh s/o Kirpa He requests for the release of the land.
 15. Tekan s/o Richhpal. Rs. 50/- per sq.yd. do.
 16. Smt. Babo Devi w/o Kanihya. Rs. 25/- per sq.yd. do.
 17. Smt. Daropati Devi w/o Rs. 50/- per sq. yd do.
 18. Bharat Singh, Sohan Lal
Madan Lal, Nehal
Singh ss/o Ram Phal. Rs. 200/- per sq. yd. do.
 19. Kallu s/o Sarupa. Rs. 50/- per sq.yd. do.
 20. Harbans Lal s/o
Gauri Shanker Claimed compensation for shamlat
deh land but not given amount.
 21. Bharat Singh s/o Bhim Rs. 40000/- per bigha. The claim
Singh. is exorbitant and fabulous.
 22. Chuni Lal, Chada ss/
Meha Chand. Rs. 100/- per sq. yd.
 23. Mohan Lal, Din Dayal, They request for the release of
Chandgi Ram, Bharat
Ram, Ram Saran, Munshi
Ram, Harbans Lal,
Bhagmal. field No. 212/153.
 24. Dina s/o Nathu. Rs. 100/- per sq.yd The claim is
exorbitant and
fabulous.
 25. Chhotey s/o Bhagwan Sahai, They request for the release
Mange Ram s/o Jit Ram. of F.No. 135/27.
 26. Prit Singh s/o Bharat Singh, Rs. 60/- per sq.yd.
Ram Chand s/o Dharam Singh, The claim is
Daya Nand s/o Chandgi Lal. exorbitant and
fabulous. Evidence
produced will be
discussed below.
 27. Jai Ram s/o Jota. He requests for the release of
his land.
 28. Arjan s/o Jawahara. He requests for the release of
field No. 143/27.
 29. Mangli s/o Lakhi. Rs. 50/- per sq. yd. The claim
is exorbitant and
fabulous.
 30. Goverdhan, Ma s/o
Chattru. do do.
 31. Lehari s/o Nathu. do do.

32. Roop Chand s/o Nand Ram Kali Ram, Bharat Ram, Naval Singh, Mangal Singh, Mam Chand, Munishi Ram, Garibu, Ghasitu, Indraj, Shanker, Hukam Chand, Chatter Singh, Lela s/o Maya Ram, Chhotu, Shival Din Dayal, Arjan, Hans Mangtu, Kanhiya ss/o Nathwa Smt. Roomali, Smt. Hanso and Mohan Lal.
Rs. 30/- per sq. yd do
Evidence produced is discussed below.
33. Smt. Kamla Bhandari w/o Major General, B.N. Bhandari. Rs. 50/- per sq. yd. The claim is exorbitant and fabulous.
34. Ram Nath, Kishan Lal s/o Ganga Sahai. They request for the release of Khasra No. 143/27.
35. Kali Ram s/o Hirde Ram, Basti Ram s/o Hari Singh. They request for the release of Kh. No. 141/27.
36. Krishan Lal s/o Nanda, Kure s/o Shiv Dayal, Mohan s/o Nathu, Duli Chand s/o Ami Lal, Dalip Singh s/o Nathu. Rs. 40/- per sq. yd. The claim is exorbitant and fabulous.
37. Prem Chand, Net Ram, Amar Singh ss/ & Smt. Ram Kali, and Smt. Parbati d/o Neki Ram. Rs. 40/- per sq. yd. do.
38. Hardutt s/o Indraj, Nehal s/o Shivan. do do.
39. Tara, Lachhu s/o Chaju. do do.
40. Smt. Manbholi w/o Ram Gopal. She requests for the release of field number 147/27 min.
41. Manohar Lal Gupta s/o Ram Rakha Mal. Rs. 30/- per sq. yd. do.
42. Jai Lal, Har Narsin, Sube Singh ss/o Smt. Indro, Manbhari, Rambati, Kitaho, Premwait, d/o Smt. Chameli w/o Shero. They request for the release of their land because the land is used for residential purposes.
43. Girdhari Lal & others Rs. 45/- per sq. yd for F.Nos. 32 and 33 and Rs. 50,00,000/- for structures on it. Built up area is not taken under this award only unbuilt up is taken. The claim is exorbitant and fabulous.
44. Ghasitu s/o Jhandu Rs. 60/- per sq. yd. The claim is exorbitant and fabulous.
45. Shanker, Bhawani ss/o Behari do
46. Garibu s/o Mohan Smt. Bharpai wd/o Shanker do

47. Smt. Champa wd/o Amar Singh do do
48. Indraj, Sham Lal, Net
Ram, Dharam Singh, do.
Jugal Kishore, ss/o Rs. 30/- p.s.yd.
Maha Singh
49. Des Raj, Sohan, Sumar Rs. 75/- p.s.yd do Produced
Chand. Kanwar Krishan, Sachdev evidence is dismissed
below.
50. Shiv Charan, Ranjit They request for the release of
Singh ss/o Hari Singh field number 141/27.
51. Mahinder Kumar Bhagai Rs. 30/- p.s.yd. The claim is
exorbitant and fabulous
52. Bodhraj Tandan and do.
Smt. Prem Tandon do
53. Sh. N.S. Bhagat, Brig. He has stated that field
Sec. Diplomatic Enclave Society number 139/27 is in the
possession of Shri B.M.
Sharma I.R.S. Asstt.
Commissioner of Income
Tax Rai Pur, M.P.
54. Shri J.R. Ved. Rs.10/- p.s.yd. The claim is
exorbitant and fabulous.
55. Naval Singh s/o Chhotu Rs. ~~500~~ per s.o.yd The claim is
Rs. 00-80 as exorbitant and fabulous.
non occupancy at the rate of of Rs. 20.
tenants for F.No. per sq.Yard.
199/144, and 139/27.
56. Ajey Narain Rs. 50/- per sq.yd The claim is
exorbitant and fabulous
57. Arjan s/o Jawahara. He requests for the Unbuilt up area
release of Khasra is being acqui-
No. 143/27. red in this award
and built up is
being left out.

DOCUMENTARY EVIDENCE

1. Sardar Tej Pratap Singh has produced sale deeds No. 2056 dated 21.6.57 of village Basant Nagar in which 1 bigha of land out of field No. 54/51, sold at the rate of Rs. 5000/- per bigha and sale deed No. 3026 dated 23.9.57 under which 1 bigha of land out of field number 205/60, has been sold at the rate of Rs. 5500/- per bigha. These sales are private transaction in which earnest money of Rs. 2000/- and 2700 /- respectively have been paid and there is no proof in respect of its payment. The land involved in these transactions is far away from the land under acquisition. Hence these sales are not relevant in this case being nearer to Moti Bagh Colony. Moreover these transactions are much before

the date of notification under section 4 in the present case.

2. Shri Prit Singh and others have produced sale deed No. 5155 dated 4.7.61 in which 11 bighas of land out of field number 91/17, has been sold at the rate of Rs. 3000/-. This sale is after the date of notification under section 4 in the present case, hence this is not relevant in the present case.

3. Shri Roop Chand and others have produced un - registered lease deed between Lala etc. and Standard Vacuum and company and company for a petrol pump for the period of 21.8.1961 to 20.7.1962. In this deed 1344 square yards out of field number 208/190 at the rate of Rs. 350/- per month as rent has been leased out to the company. This lease deed is after the date of notification under section 4 and is not applicable to the land under acquisition.

4. Des Raj and others have produced sale deed No. 1897 dated 14.3.1963 area sold 4 biswas out of field number 89/17 at Rs. 1375/- and sale deed No. 4692 dated 15-6-1961 area 1 bigha out of field number 89/17, at Rs. 6500/-. Both the sales are after the date of Notification under section 4, hence these are not a good guide to assess the market value in the present case.

5. Shri Manohar Lal Bhagai, Advocate on behalf of Shri Mahinder Kumar Bhagai, Shri Bodhraj Tandon and Smt. Prem Tandon, has stated that in award No. 1537, the Additional District Judge, Delhi has enhanced the amount of compensation from Rs. 3000/- Bigha Kham to Rs. 4000/- per bigha kham. The land acquired in award No. 1537 is adjoining the land under acquisition now.

MARKET VALUE

I have to determine the market value as prevailing on the date of Notification under section 4 of the Land Acquisition Act, 1894, viz 24.5.61. The following sales took place nearer the land under acquisition and these are

the best guide to assess the correct market value on 24.5.1961.

Sl. No.	Mutation No.	Date of Reg.	Field No.	Area	Amount. in Rs.
1.	298	9.7.56	168/40	4-6	Rs. 12,000/-
2.	299	11.6.56	168/40	4-6	13,500/-
3.	321	8.12.56	45	7-9	26075/-
4.	328	29.12.56	172/41	1-14	4000/-
5.	329	23.11.56	194/166	2-0	6000/-
6.	334	20.11.56	194/166	3-00	9000/-
7.	305	11.8.56	194/166	5-0	12,500/-
8.	316	6.12.56	160/36	10-16	19,440/-
9.	673	14.10.57	172/41	1-0	4,000/-
10.	674	do	172/41	0-14	2,800/-
11.	571	27.9.60	29	6-0	24,000/-
12.	679	4.5.61	29 min	7-10	30,000/-
13.	617	29.4.61	29 min	2-0	8,000/-
14.	618	29.4.61	29 min	0.10	2,000/-

The average of the above mentioned area sold within the land under acquisition comes to Rs. 2,746/- per bigha kham. There are some sales in field No. 29 which is just adjoining the metalled road and its average comes to Rs. 4000/- per bigha kham.

In award No. 1537 the Land acquisition Collector awarded Rs. 3000/- per bigha kham, in the same notification under section - 4. In appeal the learned Additional District Judge, Delhi has enhanced its rate at the rate of Rs. 4000/- per bigha kham.

I have inspected the site on 17.4.65 ^{and} adjoining land acquired in award No. 1537. The land under acquisition is similar in quality and situation of the land acquired under award No. 1537. Keeping in view all the factors, I assess ^{rate of} flat of Rs. 4000/- per bigha kham.

TREES WELLS AND OTHER STRUCTURES

TREES There are some trees in the land under acquisition. The Naib Tehsildar (LA) has estimated its cost at Rs. 1576/- with which I agree and award the same value accordingly.

WELLS There is a well in field number 33 which is in good condition. The Naib Tehsildar (LA) has estimated its value at Rs. 2500/- with which I agree and award the same value accordingly.

STRUCTURES: There is a structure in field No.13/3/6 bearing one room and one varandah made of stones which is in good condition. The Naib-Tehsildar has estimated its value at Rs.750/- with which I agree and assess the same value accordingly. In addition to this, villagers have built up Kuchha and pucca structures after the date of notification U/s 6. The question of compensation for such structures does not arise. The parties can remove these structures.

APPORTIONMENT:

Compensation will be paid on the basis of statement 'B' which has been prepared from the latest revenue record. It is possible that some claimants or persons entitled to receive compensation may have not intimated their titles so far to the village patwari or to the land acquisition Staff. In such cases parties will have to produce proof, if they claim compensation.

The well and the structure are in shamlat deh land, the compensation in respect of these will be paid to the parties who produce his title to these.

15% FOR COMPULSORY ACQUISITION: As required by section 23(2) of the Land Acquisition Act, 1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD.

S.N.	Area Btg. Bis.	Rate per bigha Kham.	Amount of compensation.
1.	296 - 3	Rs.4000/-	1184600-00
2.	Add price of wells	Rs.2500/-	2500-00
3.	Add price of structures.		750-00
		Total	1187850-00
4.	Add 15% for compul- sory acquisition		178177-50
5.	Add price of trees		1576-00
	G.Total		1367603-50

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.13.84Ps as land revenue which will be deducted from Rabi, 1966.

(Ram Parshad)
Land Acquisition Collector (M)
Delhi. Dt. 29.11.1965.

Submitted to the Collector, for information and approval.

(Ram Parshad)
Land Acquisition Collector (M)
Delhi.

29.11.65
C. C.

COPIES
16.2.66.
COLLECTOR, DELHI

11376

Have the statement A + Nahon
Muzan prepared early so
that the award comes in
announced & completed
from Mr

17/4/66

Shitcan
N.T.A

شروع کردیم که کتب را در دسترس
17-2/66
Dams
N.T.A

زنی
فصل پنجم به نام در باره فضیله

11/2/66
10/13/66

شیرینان 8
کتاب پنجم و statement A
در باره فضیله و در باره فضیله
10-3/66
Dams
N.T.A

Am I will announce the award
on 17.3.66 before
Land owners concerned

18/3/66